

Send Tax Notice to:

Jeffrey F. Thompson and Angelica M. Thompson
2464 O'Neal Way
Hoover, AL 35242

20200106000008870
01/06/2020 04:05:57 PM
DEEDS 1/3

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Ninety Six Thousand One Hundred and 00/100 Dollars (\$596,100.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Karen T. Cunningham, Trustee of the Rachel Cunningham Hunt 2013 Trust as to an undivided 522/562 interest and Rachel Cunningham Hunt, a single person as to an undivided 40/562 interest** (herein referred to as grantor, whether one or more) whose mailing address is 1805 Kirkman Cove Hoover, AL 35242 grant, bargain, sell and convey unto **Jeffrey F. Thompson and Angelica M. Thompson** (herein referred to as grantees) whose mailing address is **2464 O'Neal Way, Hoover, AL 35242**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **2464 O'Neal Way, Hoover, AL 35242** to wit:

Lot 41, according to the Survey of Kirkman Preserve Phase 3, as recorded in Map Book 44, Page 58 A & B, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$578,217.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

Tau IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3 day of Jan, 2020

Karen T. Cunningham Trustee
Karen T. Cunningham, Trustee of the Rachel
Cunningham 2013 Trust
Rachel Cunningham Hunt
Rachel Cunningham Hunt

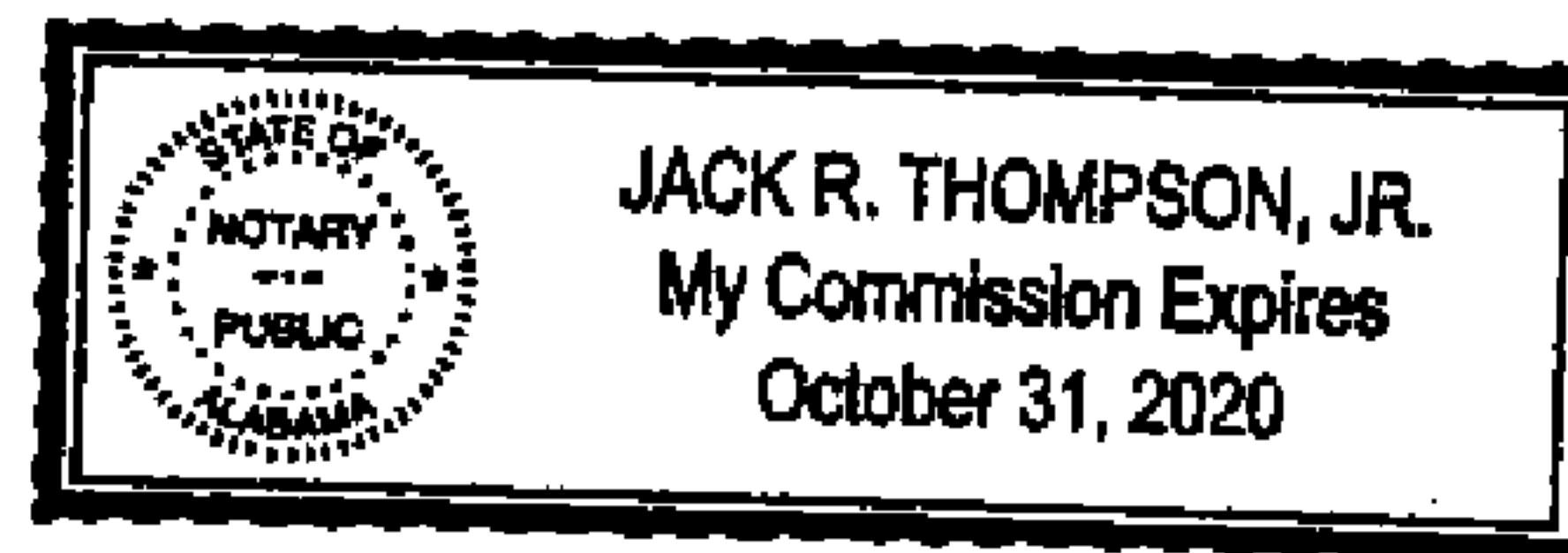
STATE OF ALABAMA,

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Rachel Cunningham Hunt** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 3 day of Jan, 2020

My Commission Expires: 10/31/2020
Jack R. Thompson Jr.
Notary Public



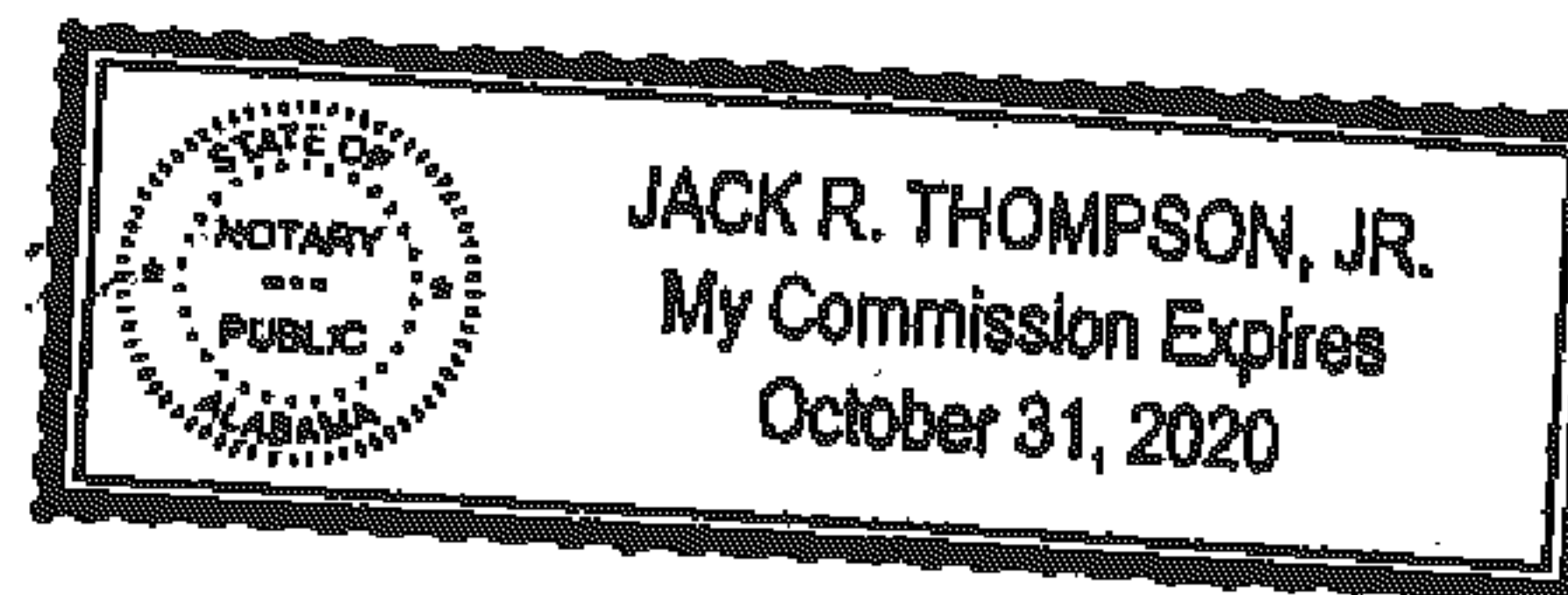
STATE OF ALABAMA,

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Karen T. Cunningham, Trustee of the Rachel Cunningham Hunt 2013 Trust** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she in her capacity as Trustee and with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 3 day of Jan, 2020

My Commission Expires: 10/31/2020
Jack R. Thompson Jr.
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB 1418



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2020 04:05:57 PM
\$47.00 CHARITY
20200106000008870

Allie S. Bayl